

89-08-26-140-101.000-016

General Information

Parcel Number
89-08-26-140-101.000-016

Local Parcel Number
24-26-140-101.000-19

Tax ID:
019-01297-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
JACKSON TOWNSHIP

District 016 (Local 019)
CAMBRIDGE CITY TOWN

School Corp 8355
WESTERN WAYNE

Neighborhood 194096-019
JACKSON-194096 (019)

Section/Plat
2426140

Location Address (1)
816 E MAIN ST
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

STAPLETON, CHRISTOPHER W

Ownership

STAPLETON, CHRISTOPHER W
816 E MAIN ST
CAMBRIDGE CITY, IN 47327

Legal

ERSR LOTS 1, 2, 3 BLK 12 EX 60' S END ERSR
LOTS 14, 15, 16 BLK 12



816 E MAIN ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/17/2015	STAPLETON, CHRIST	2015004855	WD	/	\$95,000	V
01/01/1900	NEWTON, DENNIS L	2015004855	WD	/	\$95,000	I

510, 1 Family Dwell - Platted Lot

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$30,200	Land	\$30,200	\$26,400	\$24,000	\$24,000	\$24,000
\$30,200	Land Res (1)	\$30,200	\$26,400	\$24,000	\$24,000	\$24,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$137,100	Improvement	\$137,100	\$119,800	\$110,100	\$111,600	\$101,500
\$137,100	Imp Res (1)	\$137,100	\$119,800	\$109,500	\$111,000	\$101,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$600	\$600	\$500
\$167,300	Total	\$167,300	\$146,200	\$134,100	\$135,600	\$125,500
\$167,300	Total Res (1)	\$167,300	\$146,200	\$133,500	\$135,000	\$125,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$600	\$600	\$500

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		150	150x212	1.21	\$196	\$237	\$35,550	-15%	1.0000	100.00	0.00	0.00	\$30,220

JACKSON-194096 (019)/19 1/2

Notes

12/11/2023 Misc: 2024 GENERAL REVAL

Land Computations

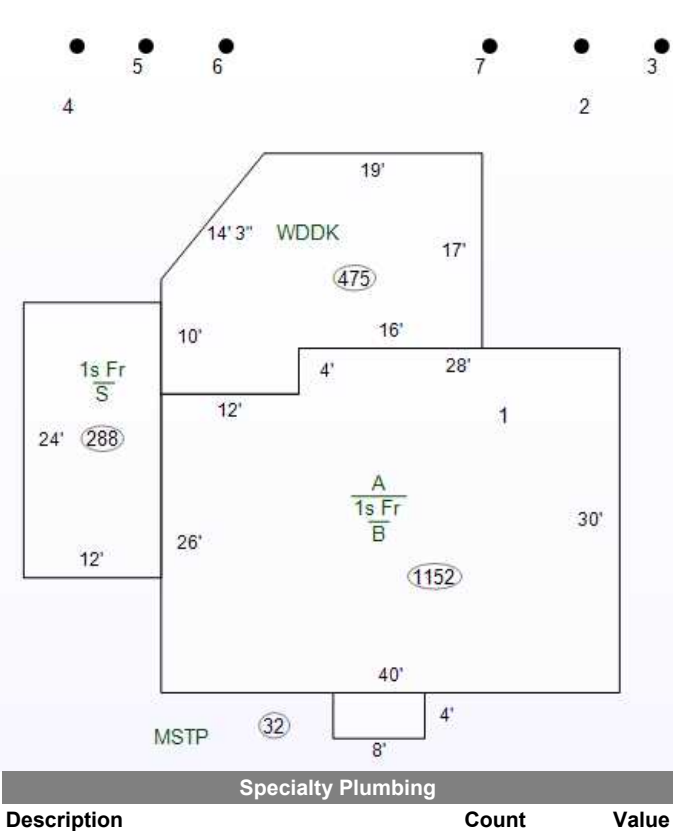
Calculated Acreage	0.73
Actual Frontage	150
Developer Discount	☐
Parcel Acreage	0.73
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.73
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$30,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$30,200

Data Source External Only

Collector 11/22/2023 js

Appraiser 12/11/2023 Nexus

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Residential Dwelling		Full Bath	1	3
Story Height	1		Half Bath	1	2
Style	N/A		Kitchen Sinks	1	1
Finished Area	2592 sqft		Water Heaters	1	1
Make			Add Fixtures	1	1
Floor Finish			Total	5	8
☐ Earth	☐ Tile		Accommodations		
☒ Slab	☒ Carpet		Bedrooms		3
☒ Sub & Joist	☒ Unfinished		Living Rooms		1
☐ Wood	☐ Other		Dining Rooms		0
☐ Parquet			Family Rooms		0
Wall Finish			Total Rooms		6
☒ Plaster/Drywall	☒ Unfinished		Heat Type		
☐ Paneling	☐ Other		Central Warm Air		
☐ Fiberboard			Roofing		
☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile	
☐ Wood Shingle	☐ Other		Exterior Features		
Description	Area	Value			
Stoop, Masonry	32	\$1,800			
Wood Deck	475	\$9,600			



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1440	1440	\$131,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1152	1152	\$24,200	
Bsmt		1152	0	\$38,100	
Crawl					
Slab		288	0	\$0	
		Total Base			\$194,100
Adjustments		1 Row Type Adj. x 1.00			\$194,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1440 A:1152	\$5,600
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$206,600
Sub-Total, 1 Units					
Exterior Features (+)				\$11,400	\$218,000
Garages (+) 0 sqft				\$0	\$218,000
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.85
Replacement Cost					\$185,300

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	C	1940	1940	85	A		0.85		3,744 sqft	\$185,300	45%	\$101,920	0%	100%	1.010	1.000	100.00	0.00	0.00	\$102,900
2: Detached Garage/Boat H	1	Wood Fr	C+2	2015	2015	10	A	\$33.17	0.85	\$31.01	30'x40'	\$37,217	9%	\$33,870	0%	100%	1.010	1.000	100.00	0.00	0.00	\$34,200
3: Pool, Above Ground (circu	1	SV	D	2019	2019	6	A		0.85		26' Circ		48%		0%	100%	1.010	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	1965	1965	60	A		0.85		8'x12'		65%		0%	100%	1.010	1.000	0.00	100.00	0.00	\$0
5: Utility Shed	1	SV	D	2018	2018	7	A		0.85		10'x16'		25%		0%	100%	1.010	1.000	100.00	0.00	0.00	\$0
6: Utility Shed	1	SV	D	2018	2018	7	A		0.85		8'x16'		25%		0%	100%	1.010	1.000	100.00	0.00	0.00	\$0
7: Wood Deck (free standing	1	SV	D	2019	2019	6	A		0.85		24'x30'		8%		0%	100%	1.010	1.000	100.00	0.00	0.00	\$0